Due to engineering constraints, a waiver from the required perimeter planting is requested along the Walker Road frontage of the dam.

5. Requested that four shrubs may be planted instead of 1 shade tree in such circumstances.

A waiver is requested to allow shrubs to be substituted for the required shade trees in locations where tree planting will not align with engineering constraints and/or design intent. It is

The stormwater basin planting requirement is 1 deciduous tree and 2 shrubs per 50 LF of basin perimeter. The regional basin is not included in the calculations.

3. Evergreen trees are required at the rate of 1 tree per 10 LF of buffer area.

The perimeter yard landscaping requirement for developments with dwellings other than single-family detached is 3 canopy (shade) trees + 2 flowering trees per 100 LF, plus 10 shrubs

1. NOTES:

STORMWATER BASINS

TO EXISTING WATER

EXTEND AND CONNECT

STREET TREES - NOT REQUIRED

OTHER PROPERTY LINES:

- 2485 LF

Basin Perimeter: 6,428 LF

For full list of landscape waivers please refer to engineering plans.
GENERAL NOTES:
2. The Landscape Architect's seal applies only to the landscape portion of this plan.
3. The Landscape Plan is subject to review, comment and approval by Tredyffrin Township.
4. All plant material is to be field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.
5. Proposed shade trees shall be planted fifteen (15) feet from overhead utility lines or light standards. See engineers plans for location of all utilities.
6. Existing trees are shown on site and in nearby off-site locations for informational purposes. The design has attempted to avoid disturbing these trees and tree protection fencing is shown to promote their preservation to the extent possible.
7. Proposed lawn shall be planted on deed restricted areas.
8. Existing tree protection fencing shall be placed as shown on this plan.
9. All plant material is to field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.
10. Plant material is to be field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.

LEGEND:
- EXISTING VEGETATION
- TREE PROTECTION FENCING
- PROPOSED LAWN
- PROPOSED BASIN FLOOR SEED MIX OR MEADOW SEED MIX
- EMERGENCY ACCESS WITH PROPOSED TRAIL

NOTE: See DEP Dam Permit Plans for landscape planting for the regional stormwater basin.
LP-3

Wayne Glen

PRELIMINARY PLAN SUBMISSION

LP-3

GENERAL NOTES:


2. The Landscape Architect’s seal applies only to the landscape portion of this plan.

3. See Sheet LP-1 for Landscape Compliance. See Sheet LP-5 for Planting Notes and Details.

4. The Landscape Plan is subject to review, comment and approval by Tredyffrin Township.

5. All plant material is to be field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.

6. Proposed shade trees shall be planted fifteen (15) feet from overhead utility lines or light standards. See engineers plans for location of all utilities.

7. All shrubs and evergreen trees shall be planted in continuous mulch beds.

8. Existing trees are shown on site and in nearby off-site locations for informational purposes. The design has attempted to avoid disturbing these trees and tree protection fencing is shown to promote their preservation to the extent possible.

KEY MAP:

- EXISTING VEGETATION
- PROPOSED CANOPY DECIDUOUS TREE
- PROPOSED ORNAMENTAL FLOWERING TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUBS
- BIRD BOX
- IN POCKET PARK
- EMERGENCY ACCESS
- WITH PROPOSED TRAIL
- PROPOSED LAWN
- PROPOSED BASIN FLOOR SEED MIX
- PROPOSED MEADOW SEED MIX

SCALE: 1" = 30' - 0"

NOTE: See DEP Dam Permit Plans for landscape planting for the regional stormwater basin.

NOTE: The Applicant and Trustees of the Monthly Meeting of Valley Friends entered into a Settlement Agreement on March 10, 2016 which provides for a landscape screen within a 50-foot buffer area surrounding three sides of the Friends’ existing cemetery and meditation garden. This plan is meant to satisfy the requirements of the Settlement Agreement and is being submitted simultaneously to the Friends and their landscape architect for review.

NOTE: 100 foot buffer / screening with "Pocket Park" and stormwater management areas at the corner of Walker Road and Old Eagle School Road.
The Landscape Plan is subject to review, comment and approval by Tredyffrin Township. All plant material is to be field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.

All plant material is to be field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.

The design has attempted to avoid disturbing these trees and tree protection fencing is shown to promote their preservation to the extent possible.

Utilities, and to ensure that clear lines of sight are maintained.

The Landscape Plan is subject to review, comment and approval by Tredyffrin Township. All plant material is to be field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.

All plant material is to be field adjusted as necessary to address site conditions such as utilities, and to ensure that clear lines of sight are maintained.

The design has attempted to avoid disturbing these trees and tree protection fencing is shown to promote their preservation to the extent possible.
Tree Maintenance

Deciduous Tree Detail

Seed Rate: 30 lbs./acre

Contact herbicide sprays should only be used as required and all manufacturer’s specifications followed.

(Mixed with specified seed mix):

- Companion Crop

- Weed control: All planting areas shall be free from weeds prior to the beginning of planting operation.

- Planted during the months of June through September, November, and December.

Water regularly within the first 4-6 weeks after planting, applying one inch (1") of water every three to five (3-5) days, in the absence of rain. Water after six weeks only if prolonged dry periods occur.

Notes and observations:

- Annual Rye Grass (Lolium multiflorum)
- 0.1% Aquilegia canadensis (Eastern Columbine)
- 0.2% Baptisia tinctoria, PA Ecotype (Yellow False Indigo (Horseflyweed), PA Ecotype)
- 0.2% Solidago juncea, PA Ecotype (Early Goldenrod, PA Ecotype)
- 0.3% Solidago nemoralis, PA Ecotype (Gray Goldenrod, PA Ecotype)
- 1.0% Juncus tenuis, PA Ecotype (Path Rush, PA Ecotype)
- 1.0% Carex scoparia, PA Ecotype (Blunt Broom Sedge, PA Ecotype)
- 1.0% Scirpus cyperinus, PA Ecotype (Woolgrass, PA Ecotype)
- 2.0% Penstemon digitalis, PA Ecotype (Tall White Beardtongue, PA Ecotype)
- 2.0% Asclepias tuberosa (Butterfly Milkweed)
- 3.0% Coreopsis lanceolata (Lanceleaf Coreopsis)
- 3.0% Polygonum virginianum (Virginia Smartweed, PA Ecotype)
- 3.0% Sparganium eurycarpum, PA Ecotype (Giant Bur Reed, PA Ecotype)
- 4.0% Verbena hastata, PA Ecotype (Blue Vervain, PA Ecotype)
- 4.0% Elymus riparius, PA Ecotype (Riverbank Wildrye, PA Ecotype)
- 14.0% Elymus riparius, PA Ecotype (Riverbank Wildrye, PA Ecotype)
- 18.0% Agrostis stolonifera (Creeping Bentgrass)
- 5.0% Carex vulpinoidea, PA Ecotype (Fox Sedge, PA Ecotype)
- 5.0% Elymus riparius, PA Ecotype (Riverbank Wildrye, PA Ecotype)
- 22.0% Meadow Mix (ERNMX - 153)
- 23.0% Upland Mix:

Seeded Areas:

- Trees
- Shrubs
- Groundcover
- Trees on Steep Slope
- Planting Notes
- Site Planning Notes
- Trees on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence
- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Seed Protection Fence
- Boulder Wall Detail
- Soil Preparation
- Seed Mix Installation
- Flood planting pit with water twice within 24 hours of planting.
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions:
- Measurement: Dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock, Tree Protection Fence

- Groundcover Detail
- Tree Protection Fence
- Tree Planting on Steep Slope Detail
- Substitutions: